

AGENDA MEMO

CITY COUNCIL MEETING DATE: MARCH 21, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: SUP-19105 - APPLICANT: 1 HOUR BAIL BONDS - OWNER:
LEWIS CENTER PARKING, LLC**

**** CONDITIONS ****

The Planning Commission (6-0 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. Conformance to the conditions for Site Development Plan Review (SDR-1298) except as amended herein.
2. This approval shall be void one year from the date of final approval, unless a business license has been issued to conduct the activity, if required, or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This application is a request for a Special Use Permit for a Bail Bond Service at 321 South Casino Center Boulevard, in the ground-level commercial portion of the Lewis Center Parking Garage.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
01/24/63	The City Commissioners approved the zoning request (Z-0159-62) from C-1 (Limited Commercial) to C-2 (General Commercial). The Planning Commission recommended approval on 01/22/63.
02/09/03	The City Council approved a Site Development Plan Review (SDR-1298) for a proposed eight level parking garage with 17,959 square feet of ground level retail. Planning Commission and staff recommended approval.
10/01/03	The City Council approved a General Plan Amendment (GPA-2497) to amend the City of Las Vegas Downtown Development Plan Map (Map 9) of the Las Vegas Redevelopment Plan from Industrial to Commercial and from Industrial to Mixed Use for properties bounded by Charleston Boulevard to the north, Third Street to the east, Commerce Street to the west and Colorado Street to the south, including the subject site. Planning Commission and staff recommended approval.
01/05/05	The City Council approved an Extension of Time for an approved Site Development Plan Review (SDR-1298) for a proposed eight level parking garage with 17,959 square feet of ground level retail. Staff recommended approval.
01/25/07	The Planning Commission approved a Special Use Permit (SUP-18695) for a Bail Bond Establishment on the subject site. Staff recommended approval. The current application is for an unrelated Bail Bond Establishment in addition to that previously considered.
02/22/07	The Planning Commission voted 6-0 to recommend APPROVAL (PC Agenda Item #36/r1).
<i>Related Building Permits/Business Licenses</i>	
05/03/05	Building Permit issued for 321 South Casino Center Boulevard for a Parking Garage for Certificate of Completion under plan check number C-127-03. Related permits issued for electrical, plumbing, and on-sites hardscapes for the subject site under this plan check number.
11/30/06	Civil Improvement Plan (#18394) issued for Lewis Center Parking Garage.
<i>Pre-Application Meeting</i>	
12/20/06	A pre-application meeting was held and the application requirements for a special use permit for a Bail Bond Establishment were addressed. Applicant was asked to provide adjacent uses identified on plans, and that each use requires a separate Special Use Permit.

<i>Neighborhood Meeting</i>
A neighborhood meeting is not required for this application, nor was one held.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	0.56

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Parking Garage (under construction)	C (Commercial)	C-2 (General Commercial)
North	Church	C (Commercial)	C-2 (General Commercial)
South	Regional Justice Center	PF (Public Facility)	C-V (Civic)
East	Offices, Retail	C (Commercial)	C-2 (General Commercial)
West	Clark County Detention Center	PF (Public Facility)	C-V (Civic)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan			
Downtown Centennial Plan	X		Y
Redevelopment Plan Area	X		Y
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
Downtown Overlay District	X		Y
A-O (Airport Overlay) District 200-Foot Buffer	X		Y
Trails		X	NA
Rural Preservation Overlay District		X	NA
Development Impact Notification Assessment		X	NA
Project of Regional Significance		X	NA

DEVELOPMENT STANDARDS

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Width	100 Feet	122 Feet	Yes
Min. Setbacks			
• Front	Zero Lot Line	Zero Lot Line	Yes
• Side	10 Feet	0 Feet	No*
• Corner	15 Feet	18 Feet	Yes
• Rear	20 Feet	0 Feet	No*
Max. Lot Coverage	NA	120 Feet	NA
Max. Building Height	NA	100%	NA
Trash Enclosure	Screened	Screened	Y
Mech. Equipment	Screened	Screened	Y

*Waivers were granted to address side and rear setback deficiencies with the Approval of SDR-1298.

** Building Height limits are not automatically applied in the Office Core of the Downtown Centennial Plan. The subject site complies with the Height Limits associated with the Airport Overlay District.

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement - Downtown							
Use	Gross Area Number Units	Floor or of Parking Ratio	Base Parking Requirement		Provided		Compliance
			Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Parking Structure (143,370 Square Feet) Retail (17,900 Square Feet)	17,900 Square feet	1 parking space per 250 Square Feet	69	3	413	10	Y

The proposed project exceeds the requirements of Title 19.10.

ANALYSIS

- Zoning

The subject property is located in the southeast sector plan of the General Plan. The site is designated as C (Commercial). The Commercial category is part of the Downtown Centennial Plan. The Commercial category allow for commercial uses that are normally allowed within the O (Office), SC (Service Commercial), and GC (General Commercial) Master Plan land use categories. The proposed use as a Bail Bonds Office is in compliance with the General Plan.

The subject site is further located in the Office Core district of the Downtown Centennial Plan. Development within this overlay district are exempt from the automatic application of the standard parking requirements. The eight-level parking structure, within which the proposed use is located, provides 423 parking spaces, ten of which are designated as handicap accessible.

The site is located in a C-2 (General Commercial) zone. The C-2 (General Commercial) zone is intended to provide the broadest scope of compatible services for both the general and traveling public. This district should be located away from low and medium density residential development and may be used as a buffer between retail and industrial uses. The C-2 (General Commercial) zone is consistent with the General Commercial category of the General Plan. The site is in compliance with the General Commercial District.

- Use

The proposed use as a Bail Bonds Office is permissible in the C-2 (General Commercial) zone with approval of a Special Use Permit. This application is intended to fulfill that requirement.

- Conditions

There are no special conditions related to the proposed use as a Bail Bonds Office.

FINDINGS

In order to approve a Special Use Permit application, per Title 19.18.060 the Planning Commission and City Council must affirm the following:

1. **“The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.”**

The surrounding land use is intended for this and other similar types of office, commercial, and retail uses. The proposed use as a Bail Bond Establishment is harmonious with the surrounding development. The location of the proposed business adjacent to the Regional Justice Center is further appropriate to the Bail Bond use.

2. **“The subject site is physically suitable for the type and intensity of land use proposed.”**

The site is suitable for the type and intensity of land use proposed as this area is zoned and designated for this and other similar uses.

3. **“Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use.”**

The proposed Bail Bond Establishment will be within the ground-level commercial portion of a parking garage structure that will be accessed solely from Casino Center Boulevard which is identified on the Master Plan of Streets and Highways as a Secondary (80-foot) Arterial. This road has adequate capacity to serve the proposed use. The project will not have any negative traffic impact.

4. **“Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.”**

The proposed Bail Bond Establishment is a state licensed business and the site would be subject to inspections and would therefore not compromise public health and safety.

5. **The use meets all of the applicable conditions per Title 19.04.**

The use will conform to all conditions of Title 19.04 associated with the propose Bail Bond Establishment use.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

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ASSEMBLY DISTRICT 9

SENATE DISTRICT 5

NOTICES MAILED 71 by City Clerk

APPROVALS 0

PROTESTS 0